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## BOOK REVIEWS

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CASES ON THE LAW OF PROPERTY, Volume 3, TITLES TO REAL PROPERTY ACQUIRED ORIGINALLY AND BY TRANSFER INTER VIVOS, by Ralph W. Aigler, Professor of Law in the University of Michigan Law School. American Casebook Series. William R. Vance, General Editor, St. Paul. West Publishing Company, 1916, pp. xx, 953.

This is an admirable book for the use of students in any properly organized law school; that is, a school possessing an instructor able to so develop the subject of Titles to Real Property as neither to confuse the student with a mass of historical detail, nor, on the other hand, to lead him to believe that in considering the modern law of Real Property he may ignore what is obsolete in practice. The book can well be used, as the editor seems to have intended it to be used, as "the basis of the beginning course in Property." Both the arrangement of the topics and the selection of cases and readings are well adapted to show the true relation between the past and the present. The cases are judiciously selected from a wide field: of the three hundred in the book about one-fourth in number are English, yet almost every American State is represented; though, for obvious reasons, decisions from the reports of New York, Massachusetts and Pennsylvania predominate. Very recent decisions have not been overlooked, and the inclusion of these must cause the student to appreciate the fact that ancient principles have often an interesting and unexpected application to modern conditions. The order in which the topics are discussed, from Seisin to the Conveyance Operating under Modern Statutes, is scientific and will aid the student in obtaining a correct perspective. The notes will prove most helpful to the teacher and will induce the industrious student to investigate. There seems to be no valid reason for the omission of an index from a case book; this volume has an index which adds much to its utility. The General Editor of the American Casebook Series is to be congratulated on adding to his valuable list such an excellent work as Professor Aigler's Volume on Titles to Real Property.

J. H. B.

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THE GOVERNMENT OF THE PHILIPPINE ISLANDS; ITS DEVELOPMENT AND FUNDAMENTALS, by George A. Malcolm, Professor of Public Law and Dean of the College of Law in the University of the Philippines. The Lawyers' Co-operative Publishing Company, Rochester, N. Y., 1916, pp. xv, 794.

The world war has taken on the character of a struggle for democracy and freedom. Many of the more recent discussions of probable peace terms have favored the application of the principles of racial and national unity and the consent of the people concerned in any annexation or transfer of territory at the close of the war. Nearly all such discussions consider the adoption